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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2016121029

Project Title: Yosemite Avenue-Gardner Avenue to Hatch Road Annexation Project

Lead Agency: City of Merced

Contact Name: Julie Nelson

Email: nelsonj@cityofmerced.org Phone Number: 209.385.6967

Project Location: Merced (*City*) Merced (*County*)

Project Description (Proposed actions, location, and/or consequences).

The Yosemite Avenue-Gardner Avenue to Hatch Road Annexation project (proposed project) proposes to annex approximately 68.6 acres currently within Merced County (County) into the City of Merced (City) and construction and operation of “The Crossings,” a mixed-use development component on an approximately 28.4-acre portion of the project site. The Crossings would consist of a 540-unit apartment village including a 13,700 square foot clubhouse and associated outdoor recreation space. The Crossings also includes five mixed-use buildings consisting of 66,000 square feet of retail space on the ground level and 45,000 square feet of residential space on the second level, totaling 30 additional units (12 apartments and 18 extended stay units). The other approximately 40.2 acres of the project site are referred to as the Remainder Area. No development or change in the underlying land use designation of Rural Residential is proposed in the Remainder Area; this area is proposed to be zoned Urban Transition.

Identify the project’s significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Impacts to aesthetics, air quality, biological resources, cultural resources, noise, and transportation would be reduced to less than significant after implementation of mitigation measures identified in the EIR.
The project would have a significant and unavoidable impact due to contribution to cumulative loss of agricultural resources in the region. Mitigation Measure 3.2a requires the project applicant to obtain a conservation easement over agricultural land with values commensurate to the agricultural land that would be lost due to the project, but this is not sufficient to reduce the project's contribution to the cumulative impact to a less than significant level.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

potential impacts to special-status species, sewage conveyance capacity, noise impacts to nearby residences

Provide a list of the responsible or trustee agencies for the project.

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